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Compliance Review

SHADYBROOK ESTATE WINERY - COMPLIANCE REPORT - P18-00450-MOD

Condition of Approval/Permit Number	Requirement	Compliance Response
COA 4.18 - Agency COAs		
Engineering Services	a Entry Gate Widening for Compliance with RSS Civil & Building Permit Review	Submittal of RSS Exception - Waiting for Commission Permits Under Review - See Below
Environmental Health	b Submittal of Hazardous Material Plan Execution of Joint Domestic Water & Sanitary Sewer Agreement Building & Environment Health Permit Review	Plan Submitted Under County Counsel Review; Permits Under Review - See Below; Still need to submit water plan to upgrade water system and a sewer plan process waste system
Fire	c Fire Code Requirements	Permits Under Review - See Below
Public Works	d Install Meters and Commence Groundwater Monitoring	Meter Installed and data submitted; On-going Monitoring
Building	e California Building Code Requirements	Permits Under Review - See Below
Public Works - Traffic	f Submittal of Encroachment Permit for Gate Improvements	Submittal of RSS Exception - Waiting for Commission Action Submitted 3/23/20; Under Review
	Submittal of Transportation Demand Management Plan Landscape Maintenance	On-going Compliance
COA 4.20 - Other Operation Conditions		
	a Goundwater Limited to 3.4 AF/YR Submittal of Groundwater Demand Management Plan	On-going Compliance Submitted 10/5/20; Under Review

- b No Horse-Related Events or Activities on the Winery Parcel Only Horseback Riding may occur in vineyards
- c Submittal of Transportation Demand Management Plan Submitted 3/23/20 for review; Require 15% VMT Reduction & Annual Reporting
- d Winery access off Rapp Lane Only On-going Compliance
- e Submittal of Joint Parking Agreement Submitted 3/23/20 for review; Agreement Executed
- f Shared Waste Water System Limitation - 1,165 per day On-going Compliance

COA 6.15 - Other Conditions Applicable to the Permitting Process

- a Groundwater Demand Management Program Submitted 10/5/20; Meters installed and data submitted; On-going Monitoring
- b Submittal of Lot Line Adjustment Application between winery and equestrian center Working out legal details; Formal understanding achieved with Italics Winery
- c Removal of Existing String Lights or Replacement with Compliance lighting BC20-00269-ALT Issued & Finaled. See photo of added caps to string lights
- d Removal of Existing Winery Sign & Replace with New Sign P20-00127-SP approved 4/20/20; See photo of new code compliant sign
- e Bocce Ball Court to be removed or reverted to landscaping or outdoor seating for hospitality use See photo of landscaping over court area
- f All improvements required by other Division to be in compliance completed prior to execution of any new entitlement See permits below

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| g | Vehicular driveway signage installed a intersection of Chateau Lane & Rapp Lane | See photo of signage |
| h | Correct property addressing for winery, new agricultural building and existing residence | Addressing application submitted on 11/12/20 |
| a | Installation of well meters and commencement of groundwater usage of COA 4.20(a) & 6.5(a) | Installed and on-going well monitoring commenced |
| b | All existing improvements required to be removed and/or replaced as required by COAs 6.15 (b), (c), (d), (e) | Completed; except Lot Line Adjustment |

**COA 9.9 - Other Conditions Applicable
Prior to Issuance of a Final Certificate of
Occupancy**

Issued/Active Permits

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|----------------|---|----------------|
| E20-00520 | Submitted 10/13/20 - Addition to Ex Drip System for Domestic Waste | Under review |
| BC20-01050-NEW | Submitted 6/18/20 - New Shade Canopy at Patio | Under review |
| BC20-00608-NEW | Submitted 4/27/20 - Code Violation - New Split Unit AC in Laboratory | Issued/Finaled |
| BC20-00265-ALT | Submitted 4/24/20 - Code Violation - Install Service Gate | Under review |
| BC20-00268-MCH | Submitted 2/25/20 - Winery Compliance Program - Recognition of existing mechanical equipment, roof coverings & installation of 4 seismic straps | Issued/Finaled |

BC20-00269-ALT	Submitted 2/25/20 - Winery Compliance Program - Recognition of existing walls, steel pipe columns, outlets, gas lines to BBQ fire pit, festoon lighting with downward shrouds	Issued/Finaled
F19-00418	Submitted 12/11/19 - FACP Replacement	Issued/Finaled
BC19-01999-NEW	Submitted 11/26/19 - Code Violation - Production/Agricultural Building	Under review
BC19-02000-NEW	Submitted 11/26/19 - Code Violation - Production/Agricultural Building	Under review
CE19-01053	Code Compliance Review of P18-00450	All life safety items have been signed off; see above permits
Rapp Equestrian Center P18-00197-UP		
COA 6.16 - Other Conditions Applicable to the Permitting Process	e Correct property addressing for barns and existing residences	Addressing application submitted on 11/12/20
BC20-00532-ADD	Submitted 4/15/20 - New 1290 sf office, tackroom, restroom & storage	Under review
E18-00525	Replacement Well Permit	Under review







See View on iPhone